

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Municipal Administration & Urban Development Department– Hyderabad Urban Development Authority - change of land use from Residential use to Commercial use in respect of plot No.8-2-293/82/L/290-A situated along the Road No.12 extension Banjara Hills under Venkateswara House Building Co-op Society to an extent of 500.00 Sqr Mtrs and Plot No. 8-2-293/82/J/111/564/A/38, Road No. 92, Jubilee Hills under Jubilee Hills Co-op Housing Society Ltd to an extent of 1102 Sqr Mtrs – Draft Variation – Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (i₁) DEPARTMENT

G.O.Ms.No.524

Dated: 30th July 2008

Read the followings:

1. From the Commissioner & Special Officer, GHMC, Letter No.3289/ACP /CP-5/w-8/JH/GHMC/2007, dated: 04-01-2008.
2. From the VC, HUDA Lr.No.14152/PD1/Plg/H/2007, dated: 08-01-2008.
3. From the VC, HUDA Lr.No.14152/PD1/Plg/H/2007, dated: 20-06-2008
4. Govt.Memo.No.19702/i₁/2007, MA&UD (i₁) Deptt, dated: 21-06-2008

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ORDER :

The draft variation to the land use envisaged in the notified Zonal Development Plan of Zone-V of MCH area, issued in Government Memo. 4th read above, was published in the extraordinary issue of Andhra Pradesh Gazette No.361, Part –1,dated 24-06-2008. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Vice-Chairman, Hyderabad Urban Development Authority, Hyderabad that the applicant has paid an amount of Rs.3,20,400 /- (Rupees three lakhs twenty thousand and four hundred only) towards development charges. Hence, the draft variation is confirmed.

The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

S.P.SINGH

PRINCIPAL SECRETARY TO GOVERNMENT

To

The Commissioner of Printing, Stationary & Stores Purchase, Hyderabad.

The Vice-Chairman, Hyderabad Urban Development Authority, Hyderabad.

Copy to:

The individual through the Vice-Chairman,

Hyderabad Urban Development Authority, Hyderabad.

The Special Officer and Competent Authority, Urban Land Ceiling,

Hyderabad. (in name cover)

The District Collector, Ranga Reddy District, Hyderabad.

Sf/sc.

//FORWARDED BY ORDER//

SECTION OFFICER

**APPENDIX
NOTIFICATION**

In exercise of the powers conferred by Sub - section (2) of section 12 of the Andhra Pradesh Urban Areas (Development) Act, 1975 (Act-I of 1975), the Government hereby makes the following variation to the Zonal Development Plan of Zone –V of MCH area, the same having been previously published in the Extra-ordinary issue of Andhra Pradesh Gazette No.361, Part-1, Dated: 24-06-2007 as required by sub-section (3) of the said section.

VARIATION

The site in Pr. No. 8-2- 293/82/82/L/290A of Road No.12 extension of Banjara Hills under Venkateswara House Building Co-op Society to an extent of 500.00 Sqr Mtrs and Pr. No. 8-2-293/82/J/111/564/ A/38 of Road No. 92, Jubilee Hills Co-Operative Housing Society Ltd., to an extent of 1102.00 Sqr Mtrs which is presently earmarked for Residential use zone in the notified ZDP of Zone-V of MCH area, is designated as Commercial use zone under category-C in terms of G.O.Ms.No.766, MA&UD (I₁) Deptt, dated: 18-10-2007, subject to the following conditions; namely: -

1. the applicant shall obtain prior permission from Hyderabad Urban Development Authority before undertaking any development in the site under reference.
2. the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. the owners / applicants shall develop the roads free of cost as may be required by the local authority.
4. that the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. that the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
6. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
7. the change of land use shall not be used as the proof of any title of the land.
8. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
9. the Change of Land Use does not bar any public agency including Hyderabad Urban Development Authority / Hyderabad Airport Development Authority / Cyberabad Development Authority to acquire land for any public purpose as per Law.
10. after demolition of the existing building, clearance if any required from Urban Land Ceiling Authorities should be obtained before approaching the Municipal Corporation of Hyderabad / Hyderabad Urban Development Authority for building permission.
11. the applicant shall pay impact fee of 3 times the rate prescribed for category-C roads under G.O.Ms.No.766, MA&UD (I₁) Deptt, dated: 18-10-2007 to GHMC at the time of obtaining building permission.

SCHEDULE OF BOUNDARIES:

<u>North:</u>	80'-0" wide road and KBR Park
<u>South:</u>	Existing Residential Building
<u>East:</u>	Pr.No.8-2-293/82/L/289A (Ground + 2 Residential)
<u>West:</u>	Dendukuri House Commercial (Cellar+ 3 Floor)

S.P.SINGH
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER